

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

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VICTOR HOLANDA, AICP
DIRECTOR

DATE: JULY 14, 2005

TO: PLANNING COMMISSION

FROM: MARTHA NEDER, AICP, PLANNER

SUBJECT: THIRD TIME EXTENSION FOR BLAKELY MINOR USE
PERMIT/COASTAL DEVELOPMENT PERMIT (D990224P)

ATTACHMENTS:

1. Exhibit A - Findings
2. Graphics - Revised Plans, Original Plans
3. Original Staff Report, May 4, 2001
4. Correspondence

SUMMARY

The applicant is requesting a third time extension of minor use/coastal development permit (D990224P); a request to construct an approximately 3,700 square foot single family residence with two attached garages on a site 8,750 square feet in size. The project is located at 364 Leighton Street, approximately 300 feet from the intersection of Leighton Street and Windsor Boulevard in the community of Cambria.

RECOMMENDATION

Approve the third time extension to be good until July 28, 2005 for this minor use/ coastal development permit based on findings in Exhibit A that carry over the original findings and conditions outlined in the attached staff report.

DISCUSSION

The Minor Use Permit/Coastal Development Permit (D990224P) was approved by the Hearing Officer on May 4, 2001. The D990224P became effective on June 18, 2001 and remained in effect for two years. The first and second one-year time extensions were authorized by the Planning Director and extended the life of the permit to June 18, 2005. The applicant submitted the request for a third time extension on May 31, 2005. Planning Commission approval is required for this third and final one-year time extension (pursuant to the Coastal Zone Land Use Ordinance Section 23.02.050). If substantial site work has not occurred by the end of the third extension, the use permit will become void.

Section 23.02.050 specifies that the Planning Commission may grant a third one-year time extension if the following three findings can be made:

1. That substantial site work could not be completed as set forth in Section 23.02.042 because of the circumstances beyond the control of the applicant.

The applicant has stated that the project has not yet started due to circumstances beyond their control. The applicant has been pursuing a design revision of the house to reduce the amount of building square footage, impermeable surfaces, and site disturbance. The applicant has spent a lot of time and used the services of multiple architects to accommodate their design needs into a smaller home. This time intensive process, coupled with the applicants needs to be out of the country for extended periods of time, have prevented the completion of substantial site work.

The revised plans (attached) have been determined to be in substantial conformance of the D990224P plans approved on May 4, 2001.

Staff feels this finding can be made based on the information provided by the applicant.

2. That the original findings justifying the first two time extensions can still be made:
 - a. There have been no changes to provisions of the Land Use Element and Local Coastal Plan or Coastal Zone Land Use Ordinance applicable to the project since the approval of the land use permit.
 - b. There have been no changes in the character of the site or its surroundings that affect how the standards of the Land Use Element and Local Coastal Plan or Coastal Zone Land Use Ordinance apply to the project.
 - c. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads or schools such that there is no longer sufficient remaining capacity to serve the project.

Staff feels these findings can be made at this time. The project conforms to the North Coast Area Plan.

3. That the original findings used to justify the initial approval of this permit can still be made pursuant to Coastal Zone Land Use Ordinance Sections 23.02.033c and 23.02.034c(4).

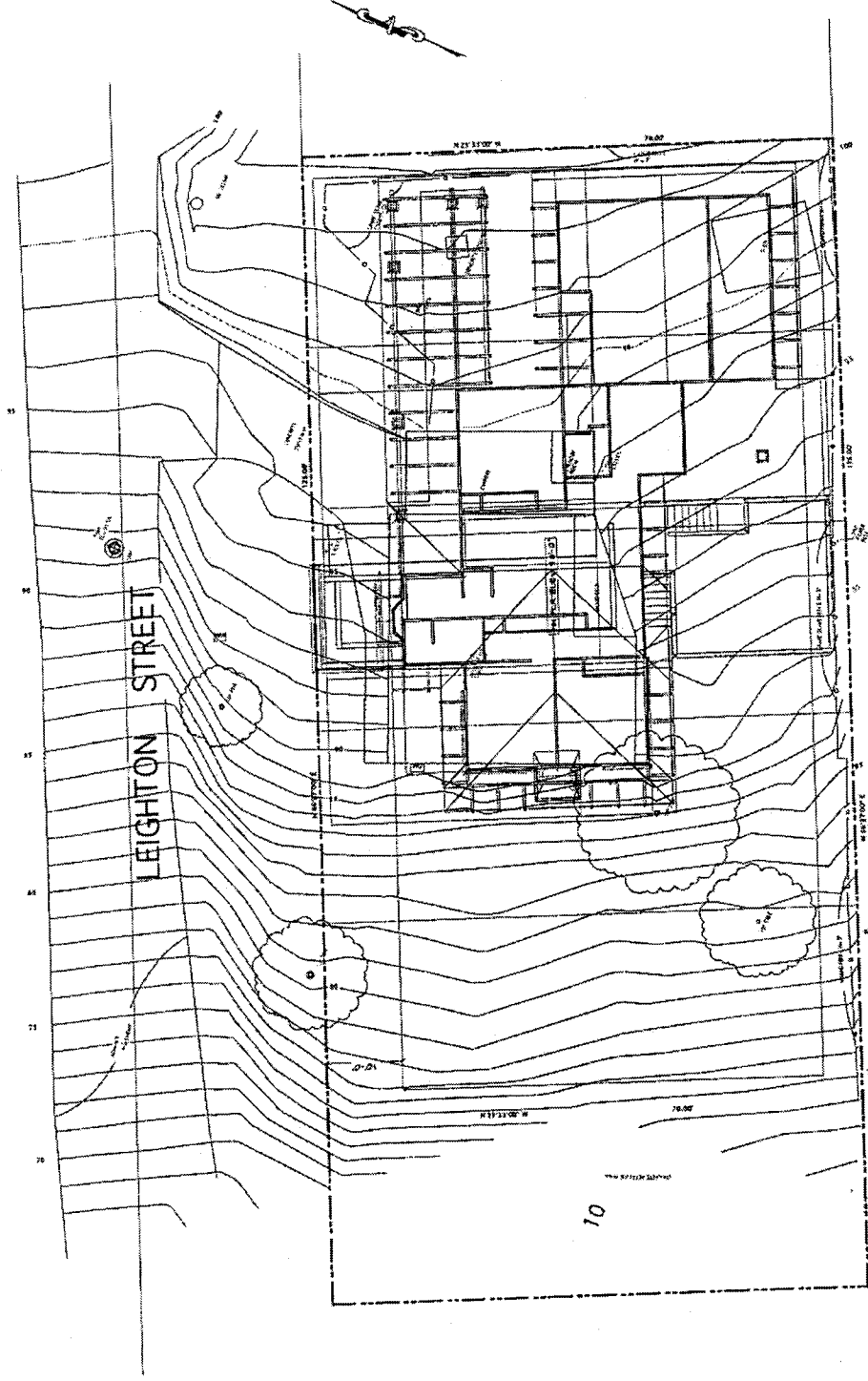
Staff feels these original permit findings can still be made. These findings are outlined in the attached findings from the May 4, 2001 Staff Report.

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Exhibit A
(D990224P) - Findings for Third Time Extension

- A. Substantial site work has not yet occurred.
- B. Substantial site work could not be completed as set forth in section 23.02.042 of the County Code because of circumstances beyond the control of the applicant.
- C. There have been no changes to the provisions of the Land Use Element and Local Coastal Plan or Coastal Zone Land Use Ordinance applicable to the project since the approval of the land use permit.
- D. There have been no changes in the character of the site or its surroundings that affect how the standards of the Land Use Element and Local Coastal Plan or Coastal Zone Land Use Ordinance apply to the project.
- E. There have been no changes to the capacities of community resources, including but not limited to water supply, sewage treatment or disposal facilities, roads or schools such that there is no longer sufficient remaining capacity to serve the project.
- F. The original findings for approval of the Minor Use Permit/Coastal Development Permit (**D990224P**) can still be made and the original conditions of approval are still adequate to ensure the project's consistency with the General Plan and applicable zoning and building ordinances.

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EXHIBIT

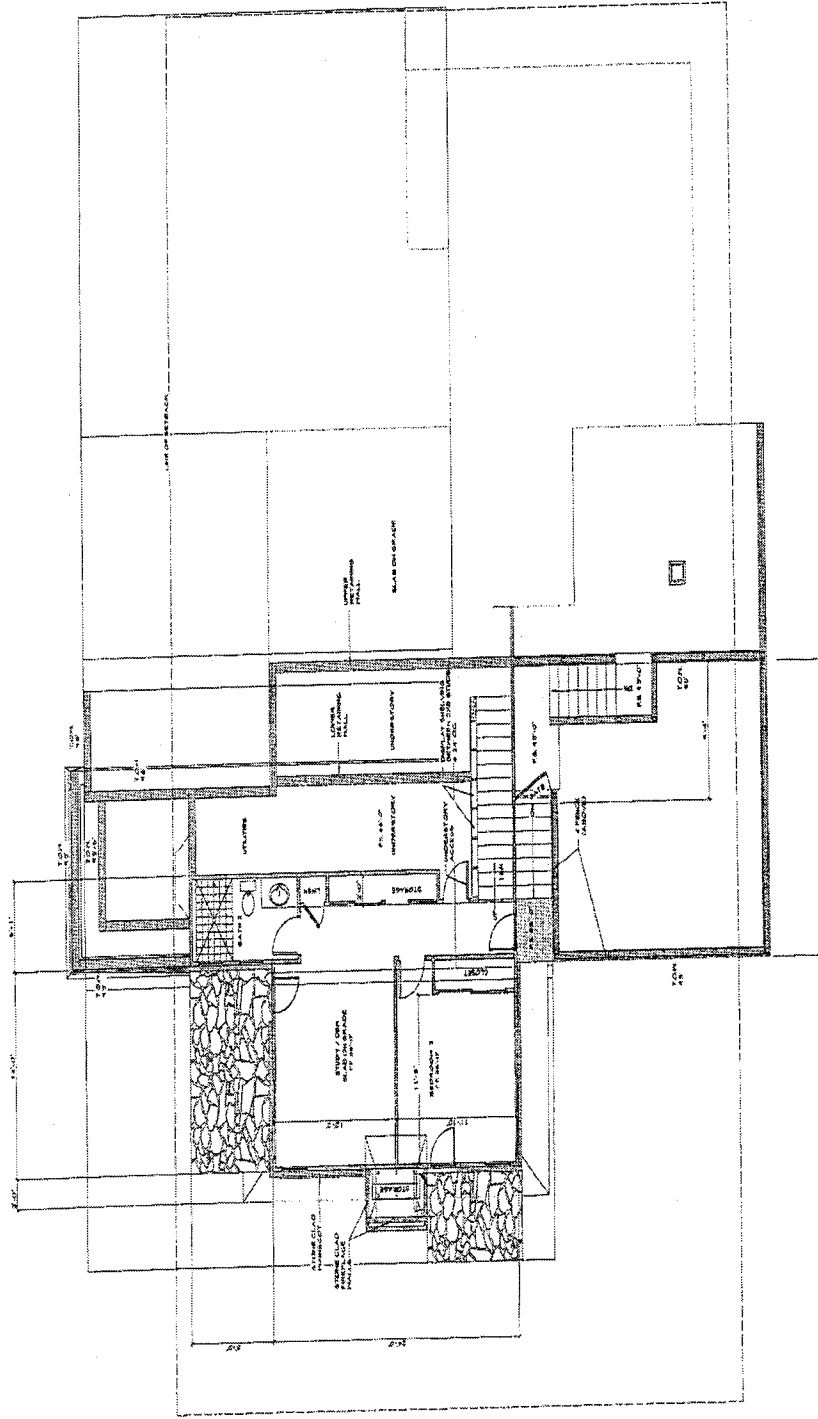
Revised Site Plan



PROJECT

Minor Use Permit
Blakely D990224P

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LOWER FLOOR

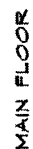
EXHIBIT

Revised Lower Floor Plan



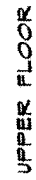
PROJECT

Minor Use Permit
Blakely D990224P

Minor Use Permit
Blakely D990224P

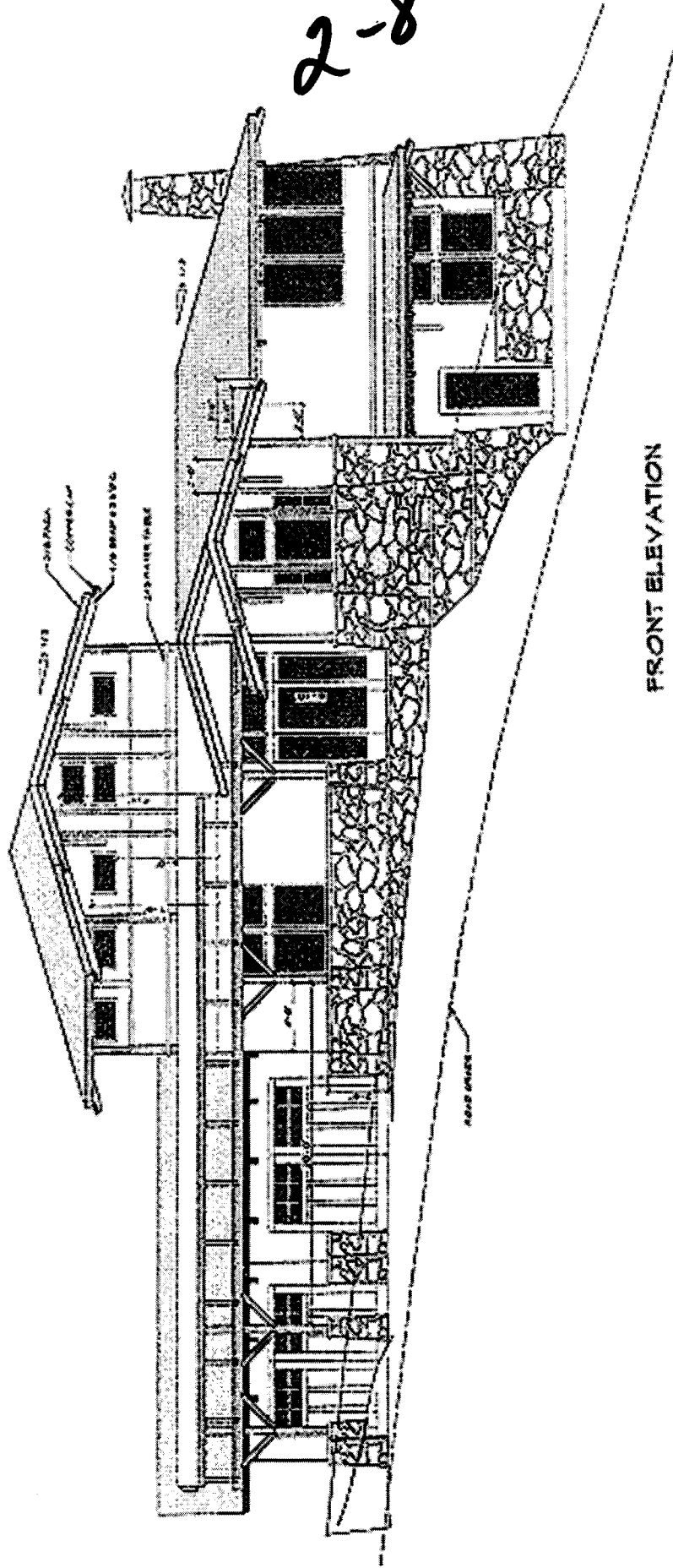
Revised Main Floor Plan



Minor Use Permit
Blakely D990224P

Revised Upper Floor Plan





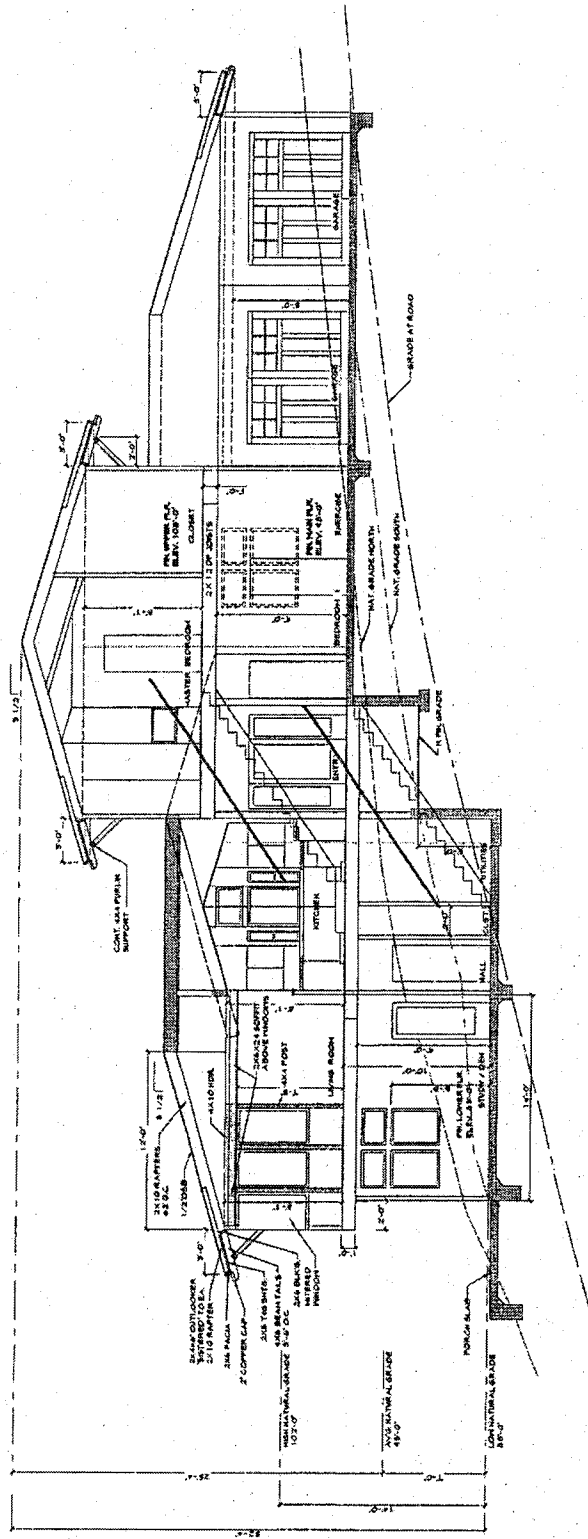
PROJECT

Minor Use Permit
Blakely D990224P

EXHIBIT

Revised Elevation





SECTION A-A



Staff Report

San Luis Obispo County Department of Planning and Building

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Tentative Notice of Action

APPROVAL DATE: May 4, 2001

LOCAL EFFECTIVE DATE: May 21, 2001

ESTIMATED FINAL EFFECTIVE DATE: June 8, 2001

TO: Hearing Officer

FROM: Martha Neder, Planner I

SUBJECT: Blakely/Minor Use Permit/Coastal Development Permit
(D990224P)

SUMMARY

A request by Brian and Lisa Blakely to demolish an existing single family residence and construct an approximately 3,700 square foot single family residence with two attached garages.

RECOMMENDATION

Approve the minor use permit/ coastal development permit based on the findings listed in Exhibit A and conditions listed in Exhibit B.

LOCATION: The proposed project is located at 364 Leighton Street, approximately 300 feet from the intersection of Leighton Street and Windsor Boulevard, in the community of Cambria, (APN#022-311-019 & 029) North Coast Area Plan. **Supervisory District No. 2.**

ENVIRONMENTAL DETERMINATION: During the Initial Study process, several potentially significant impact areas were identified. These included impacts to: drainage, erosion, and sedimentation; aesthetic/cultural resources; traffic; and public services. After analysis, the impacts that were identified were determined to be either insignificant, or were mitigated to a less than significant level. For more detailed analysis, refer to the mitigated Negative Declaration (ED99-701) issued on March 24, 2001.

RELATIONSHIP TO APPLICABLE LAND USE AND DEVELOPMENT POLICIES AND ORDINANCES

Land Use Category/Combining Designations: Residential Single Family/Local Coastal Plan/Archaeologically Sensitive

PLANNING AREA STANDARDS: Residential Single Family: Maximum height of 28 feet as measured from average natural grade.

Does the project conform to the Planning Area Standards: Yes

LAND USE ORDINANCE STANDARDS:

Section 23.07.120 - Local Coastal Program Area

Section 23.07.104 - Archaeologically Sensitive Area

Does the project conform to the Land Use Ordinance Standards: Yes

DISCUSSION

A cultural resource survey and impact assessment (C.A. Singer & Associates, April 22, 2000) was conducted for the parcel. No indications of prehistoric resources or early historic archaeological resources were found. Soils observed on the property indicate that no cultural resources are present on the surface and that buried cultural resources are not likely to exist.

FINAL ACTION

This tentative decision will become final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14 calendar day local period after the administrative hearing.

The applicant is encouraged to call the Central Coast District office of the Coastal Commission at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process.

Findings: EXHIBIT A

- A. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and is consistent with all of the General Plan policies.
- B. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- C. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied to this particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to properties in the vicinity because the installation and operation of such a facility does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- D. As conditioned, the proposed project or use will not be inconsistent with the character of the immediate area or contrary to the orderly development because the proposed use will not conflict with the surrounding lands and uses.
- E. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Leighton, a local road constructed to a level able to handle any additional traffic associated with the project.
- F. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to coastal waters and recreation areas.
- G. On the basis of the Initial Study and any comments received, there is no substantial evidence that the project will have a significant effect on the environment. Therefore, the project qualifies for a mitigated Negative Declaration under CEQA.
- H. The project design and development incorporates adequate measures to ensure protection of significant archaeological resources because no indications of prehistoric resources or early historic archaeological resources were found during the preliminary surface survey.

Staff report prepared by Martha Neder
and reviewed by Matt Janssen

EXHIBIT B
CONDITIONS OF APPROVAL -D990224P

Approved Development

1. This approval authorizes the construction of an approximately 3,800 square foot single family residence with two attached garages.
2. Site development shall be consistent with the approved site plan, floor plans and elevations. **The maximum height of the project is 28 feet from average natural grade.**
3. **Prior to any site disturbance**, a licensed surveyor shall establish average natural grade (high and low corners staked) and set a reference (benchmark) point. The reference point shall be verified by a County Building inspector prior to any ground disturbing activities.

Drainage

4. **Prior to the issuance of a construction permit**, the applicant shall provide a drainage plan to the Engineering Department for review and approval, subject to Section 23.05.044 of the CZLUO.

Tree Protection/Replacement

5. The applicant shall limit tree removal to no more than 3 healthy pine trees having a six inch diameter or larger at four feet from the ground. Up to 2 additional trees may be removed if a qualified individual determines that the trees are hazardous, dead or diseased. Construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed.
6. **Within 90 days of occupancy**, the **three (3)** Monterey pine trees shall be removed as a result of the grading for the driveway and residence and shall be replaced at a 2:1 ratio. A total of 6 Monterey pine trees shall be planted. Any removed dead, diseased or hazardous trees shall be replaced at a 2:1 ratio. Monterey pine replacement trees shall be one gallon saplings grown from the Cambrian stand; *Pinus radiata macrocarpa*.
7. These newly planted trees shall be maintained until successfully established. This shall include caging from animals (e.g., deer, rodents), periodic weeding and adequate watering (e.g., drip-irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.

Once the replacement trees have been planted, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.

8. All trees bordering the proposed project that are to remain shall be marked for protection (e.g., with flagging) and their root zone fenced, if possible, prior to any grading. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil.

Archaeology

9. In the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply:
 - A. Construction activities shall cease and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - B. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so that proper disposition may be accomplished.

Miscellaneous

10. **Prior to issuance of a building permit**, the applicant shall obtain an encroachment permit from the Engineering Department for all improvements within the right-of-way.
11. **Prior to issuance of a building permit**, the applicant shall provide water and sewer will serve letters from the Cambria Community Services District.

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COUNTY OF SAN LUIS OBISPO
NOTICE OF DETERMINATION AND
NEGATIVE DECLARATION

For Official Use Only (mn)

ENVIRONMENTAL DETERMINATION NO. ED99-701

DATE: MARCH 23, 2001

PROJECT DESCRIPTION

APPLICANT/ENTITLEMENT: Blakely Minor Use Permit; D000003P

PLANNING AREA: North Coast; Cambria (Coastal Zone)

LAND USE CATEGORY: Residential Single Family

LUE COMBINING DESIGNATIONS: Local Coastal Plan; Archaeologically Sensitive Area;

PARCEL SIZE: Approximately 8,750 square feet

TOTAL AREA OF DISTURBANCE: Approximately 5,000 square feet

LOCATION: 364 Leighton Street, approximately 300 feet northeast of the intersection of Leighton Street and Windsor Boulevard, in the community of Cambria

PROPOSED USES/INTENT: A request for a coastal development permit to demolish an existing single family residence and construct an approximately 3,627 square-foot single family residence

APPLICANT: Brian and Lisa Blakely; Saudi Arabia

ENVIRONMENTAL SETTING

TOPOGRAPHY: Moderately to steeply sloping

VEGETATION: Grasses; forbs; Monterey pines

SOIL TYPE: San Simeon sandy loam

SOIL CHARACTERISTICS: Very poorly drained; moderate erodibility; low to high shrink-swell potential

GEOLOGIC HAZARDS: Moderately high landslide potential; negligible liquefaction potential

FIRE HAZARD: Moderate

WATER: To be provided by Cambria Community Services District

SEWAGE DISPOSAL: To be provided by Cambria Community Services District

EXISTING USES: Single family residence

SURROUNDING USES: Single family residences

ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Department of Planning and Building - Environmental Division, County Government Center, Room 310, San Luis Obispo, CA 93408-2040, (805) 781-5600.

STATEMENT OF FINDINGS

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Sections 21108, 21151 & 21167) is proposed.

ACTION TAKEN

On _____, 20____, the San Luis Obispo County Board of Supervisors/Planning Commission/Staff, having considered the Environmental Coordinator's action, approved/denied this project.

A copy of the Negative Declaration is available for review from the San Luis Obispo County Clerk, 1144 Monterey Street, Suite A, San Luis Obispo, CA 93408-2040.

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California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

PROJECT TITLE & NUMBER: Blakely Minor Use Permit (D990224P) ED99-701

Project Applicant

Name: Brian and Lisa Blakely
Address: c/o Aramco Box 1366
City, State, Zip Code: Ras Tanura, 31311 Saudi Arabia
Telephone #: (805) 927-4877

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- () The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- () The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- (X) The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- () The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____.
- () Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Martha Wedler for
Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 3/14/01

COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Blakely Minor Use Permit (D990224P) ED99-701

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Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project. Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

Initial Study Reference and Agency Contacts: The following reference materials are used in the environmental review for each project and are hereby incorporated by reference into the Initial Study.

- | | |
|---|---|
| • Project File for the Subject Application | • Archaeological Resources Map |
| • County General Plan (Inland & Coastal, including all maps & elements) | • Natural Resources Conservation Service Soil Survey for San Luis Obispo County |
| • County Land Use Ordinance | • Flood Hazard Maps |
| • Area of Critical Concerns Map | • Airport Land Use Plans |
| • Fire Hazard Severity Map | • Other special studies, reports and existing EIRs as appropriate |
| • Natural Species Diversity Database | |
| • Areas of Special Biological Importance Map | |

In addition to the above, the County Planning or Environmental Division have contacted responsible and trustee agencies for their comments on the proposed project. With respect to the subject application, the following agencies have been contacted (marked with an "X") or have responded (marked with "XX"):

<u>XX</u> County Engineering Department	<u> </u> CA Department of Fish and Game
<u> </u> County Environmental Health Division	<u> </u> CA Department of Forestry
<u> </u> County Planning Division	<u> </u> CA Department of Transportation
<u> </u> County Agricultural Commissioner's Office	<u> </u> Regional Water Quality Control Board
<u> </u> County Airport Manager	<u>XX</u> CA Coastal Commission
<u> </u> Airport Land Use Commission	<u>XX</u> Cambria Community Service
<u> </u> Air Pollution Control District	District (Water, Sewer, Fire)
<u> </u> County Sheriff's Department	<u>X</u> Other <u>North Coast Advisory Council</u>

Checklist Identification of Mitigations for Potential Impacts: The checklist provides the identification and summary of the project's potential environmental impacts. Where potential impacts require mitigation, the following list of mitigations explains how the identified potential environmental impacts can and will be avoided or substantially lessened:

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- A. The project has been changed to avoid or substantially lessen environmental impacts. Where changes require explanation, the change(s) will be discussed in the Special Environmental Considerations section or attached material following the checklist.
- B. The project is subject to standards and requirements of the Land Use Element/Land Use Ordinance and/or other County ordinances that include provisions to avoid or substantially lessen environmental impacts. These provisions are requirements that must be incorporated into the project.
- C. The project is subject to state and/or federal regulations, laws and/or requirements that include provisions to avoid or substantially lessen environmental impacts. The project must incorporate the above provisions in order to be in compliance with Federal or State law.
- D. A special mitigation plan to avoid or lessen environmental impacts has been agreed to by the applicant. This will be noted on the checklist and, if necessary, discussed in an attachment to the checklist.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

Not Applicable
Insufficient Impact
Impact Can & Will be Mitigated
Potentially Significant Impact

I. BIOLOGICAL RESOURCES

- A. Wildlife () () (X) ()
- * B. Vegetation () (X) () ()
- * C. Habitat Area () (X) () ()
- D. Rare and/or Endangered Species () () (X) ()
- * E. Unique or Fragile Biotic Community () (X) () ()
- F. State Area of Special Biological Importance () () (X) ()
- G. Riparian/Wetland Area () () (X) ()
- H. Other: _____ () () () ()
- * Mitigation: A ___ B ___ C ___ D X
- * (X) See attached exhibits: (X) Developer's Statement; () Agency Response _____
() Revised Plans; () Designated Bldg Sites
- * (X) See Special Environmental Considerations
- () See Document in file _____

II. DRAINAGE, EROSION AND SEDIMENTATION

- * A. Increased Storm Water Runoff () (X) () ()
- * B. Erodible Soils/Erosion () (X) () ()
- * C. Poorly Drained Soils () (X) () ()
- * D. Sedimentation () (X) () ()
- E. Contributes to Existing Drainage Problem () () (X) ()
- F. Alters Existing Drainage Course or Waterway () () (X) ()
- G. Other: _____ () () () ()
- * Mitigation: A ___ B X [see LUO 22.05.040(CZLUO 23.05.040)] C ___ D ___
- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
() Sedimentation & Erosion Control/Drainage Plan
- * (X) See Special Environmental Considerations
- () See Document in file _____

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Not Applicable
Insignificant Impact
Impact Can & Will be Mitigated
Potentially Significant Impact

III. GEOLOGICAL HAZARDS/SITE ALTERATION

- | | | |
|----|---|-----------------|
| A. | Landslide Hazard | () () (X) () |
| B. | Seismic Hazard | () () (X) () |
| C. | Topographic Alteration; Grading for
Building__, Driveways__, Roads__, Other __ | () () (X) () |
| D. | Soil Expansion | () () (X) () |
| E. | Steep Slopes | () () (X) () |
| F. | Other: _____ | () () () () |

Mitigation: A __ B __ C __ D __

() See attached exhibit(s): () Developer's Statement; () Agency Response _____
() Sed./Erosion Control Plan; () Revised Plans; () Designated Bldg Sites

() See Special Environmental Considerations

() See Document in file _____

IV. WATER RESOURCES

- | | | |
|----|---------------------------------|-----------------|
| A. | Groundwater Quantity | () () (X) () |
| B. | Groundwater Quality | () () (X) () |
| C. | Surface Water Quantity | () () (X) () |
| D. | Surface Water Quality | () () (X) () |
| E. | Stream Flow Change | () () (X) () |
| F. | Change to Estuarine Environment | () () (X) () |
| G. | Other: _____ | () () () () |

Mitigation: A __ B __ C __ D __

() See attached exhibit(s): () Developer's Statement; () Agency Response _____
() Hydrology Report

() See Special Environmental Considerations

() See Document in file _____

V. POLLUTION

- | | | |
|----|---|-----------------|
| A. | Hazardous Materials | () () (X) () |
| B. | Groundwater Pollution | () () (X) () |
| C. | Surface Water Pollution | () () (X) () |
| D. | Increase in Existing Noise Levels | () () (X) () |
| E. | Exposure of People to Severe Noise Levels | () () (X) () |
| F. | Substantial Air Emissions | () () () (X) |
| G. | Deterioration of Ambient Air Quality | () () (X) () |
| H. | Creation of Objectionable Odors | () () () (X) |
| I. | Other: _____ | () () () () |

Mitigation: A __ B __ C __ D __

() See attached exhibit(s): () Developer's Statement; () Agency Response _____
() Hydrology/Noise Study

() See Special Environmental Considerations

() See Document in file _____

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Not Applicable
Insufficient Impact
Impact Can & Will be Mitigated
Potentially Significant Impact

VI. TRAFFIC

- * A. Increase in Vehicle Trips () (X) () ()
 - * B. Reduced Levels of Service on Existing Public Roadways () (X) () ()
 - C. Limited or Unsafe Access • () () (X) ()
 - D. Creates Unsafe Conditions on Public Roadways () () (X) ()
 - * E. Areawide Traffic Circulation () (X) () ()
 - F. Internal Traffic Circulation () () (X) ()
 - G. Other: _____ () () () ()
- * **Mitigation:** A ____ B X [see Co. Code Title 13.01.010-.060; North Coast Circulation Fee]; C ____ D ____
 () See attached exhibit(s): () Developer's Statement; () Agency Response _____
 () Traffic Study
- * (X) See Special Environmental Considerations
 () See Document in file _____

VII. PUBLIC SERVICES

- * A. Fire Protection Services () (X) () ()
 - * B. Police/Sheriff Services () (X) () ()
 - * C. Schools () (X) () ()
 - D. Community Wastewater () () (X) ()
 - E. Community Water Supply () () (X) ()
 - F. Solid Waste Disposal () () (X) ()
 - G. Onsite Wastewater () () () (X)
 - H. Onsite Water () () () (X)
 - I. Other: _____ () () () ()
- * **Mitigation:** A ____ B X (School Fee, Countywide Fee) C ____ D ____
 () See attached exhibit(s): () Developer's Statement; () Agency Response _____
- * (X) See Special Environmental Considerations
 () See Document in file _____

VIII. AESTHETIC/CULTURAL RESOURCES

- A. Visual Impact from Public Roadway () () (X) ()
- B. Increased Light or Glare () () (X) ()
- C. Alters Important Scenic Vista () () (X) ()
- D. Archaeological Resources () () (X) ()
- E. Historic Resources () () (X) ()
- F. Other: _____ () () () ()

- Mitigation:** A ____ B ____ C ____ D ____
 () See attached exhibit(s): () Developer's Statement; () Agency Response _____
 () Visual Analysis; () Revised Plans; () Landscape Plan; () Designated Bldg Sites
 () See Special Environmental Considerations
- * (X) Document in file Archaeological Report - April 22, 2000

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Not Applicable
Insignificant Impact
Impact Can & Will be Mitigated
Potentially Significant Impact

IX. HOUSING AND ENERGY

- | | | |
|----|--|-----------------|
| A. | Creates Substantial Demand for Housing | () () (X) () |
| B. | Uses Substantial Amount of Fuel or Energy | () () (X) () |
| C. | Encourages Growth Beyond Resource Capacities | () () (X) () |
| D. | Other: _____ | () () () () |

Mitigation: A ___ B ___ C ___ D ___

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
- () See Special Environmental Considerations
- () See Document in file _____

X. AGRICULTURAL/MINERAL RESOURCES

- | | | |
|----|---|-----------------|
| A. | Eliminates Valuable Mineral Resources | () () () (X) |
| B. | Prime Agricultural Soils | () () () (X) |
| C. | Conflicts with Existing Agricultural Area | () () () (X) |
| D. | Change from Agriculture to Other Uses | () () () (X) |
| E. | Other: _____ | () () () () |

Mitigation: A ___ B ___ C ___ D ___

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
- () See Special Environmental Considerations
- () See Document in file _____

XI. GROWTH INDUCING/CUMULATIVE EFFECTS

- | | | |
|----|---------------------------------------|-----------------|
| A. | Growth Inducing Effects | () () (X) () |
| B. | Precedent for Change in Area Land Use | () () (X) () |
| C. | Cumulative Effects: _____ | () () (X) () |
| | _____ | () () () () |
| | _____ | () () () () |
| | _____ | () () () () |
| | _____ | () () () () |
| D. | Other: _____ | () () () () |

Mitigation: A ___ B ___ (School Fee, Countywide Fee) C ___ D ___

- () See attached exhibit(s): () Developer's Statement; () Agency Response _____
- () See Special Environmental Considerations
- () See Document in file _____

INITIAL STUDY PREPARATION

Prepared by: Name Martha Neder Signature Martha Neder Date 3-12-01

Reviewed by: Name John Nall Signature John Nall Date 3/14/01

2-22

DATE: February 22, 2001

**SPECIAL ENVIRONMENTAL CONSIDERATIONS
BLAKELY MINOR USE PERMIT
ED99-701 (D990224P)**

The applicant is requesting a coastal development permit to demolish an existing single family residence construct an approximate 3,000 square foot single-family residence, attached 480 square foot garage, and attached 355 square foot garage that will disturb an approximate 5,000-square-foot area on a 8,750 square foot parcel. The project site is within the Residential Single Family land use category and is located at 364 Leighton Street, approximately 300 feet from the intersection of Leighton Street and Windsor Boulevard, in the community of Cambria.

Environmental Setting

The subject property is on a roughly rectangular 8,750 square foot parcel property located west of Highway 1. The topography is moderately to steeply sloping. Vegetation on most of the property is comprised of grasses, forbs, and Monterey pines.

During the Initial Study process several potential significant impact areas were identified. These included impacts to: **Biological Resources, Drainage, Erosion and Sedimentation, Traffic, and Public Services**. The impacts that were identified were determined to be either insignificant, or were mitigated to a point of insignificance.

Biological Resources

Vegetation on most of the property is comprised of grasses, forbs, and Monterey Pines. The proposal requires the removal of 3 Monterey pine trees. The Monterey pine trees will be replaced at a 2:1 ratio, for a total of 6 replacement Monterey pines.

Drainage, Erosion and Sedimentation

The Coastal Zone Land Use Ordinance (CZLUO) sections 23.05.036 (Erosion and Sedimentation) and 23.05.040 (Drainage) detail standards and requirements to control sedimentation, erosion and drainage. The project is subject to these requirements and impacts will be mitigated.

Traffic

During the construction phase of the project, temporary increases in traffic are expected in the project area but will not be significant. The project together with numerous other

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projects in the area will have a cumulative impact to area roadways. The North Coast Road Improvement Fee program was set up to address these cumulative impacts. The project is subject to this fee program and cumulative impacts will be mitigated.

Public Services

The project together with numerous other projects in the area will have a cumulative impact to area fire protection, schools, and police services. School fee and countywide fee programs were set up to address these cumulative impacts. The project is subject to these fee programs and cumulative impacts will be mitigated.

In summary, the Initial Study identified potential impacts that could occur as a result of the project. The applicant has agreed to mitigation measures that successfully reduce the impacts to a level of insignificance. It is appropriate that a Negative Declaration be issued for the project.

1-24

February 28, 2001

**DEVELOPER'S STATEMENT FOR
BLAKELY MINOR USE PERMIT; ED99-701 (D990224P)**

The applicant agrees to incorporate the following measures into the project. These measures become a part of the project description and therefore become a part of the record of action upon which the environmental determination is based. All construction/grading activity must occur in strict compliance with the following mitigation measures. These measures shall be perpetual and run with the land. These measures are binding on all successors in interest of the subject property.

Note: The items contained in the boxes labeled "Monitoring" describe the County procedures to be used to ensure compliance with the mitigation measures.

TREE PROTECTION/REPLACEMENT

In an effort to protect individual oak and pine trees, the mixed forest habitat, and the species that depend upon that habitat, the following measures shall be implemented:

1. The applicant shall limit tree removal to no more than 3 healthy pine trees having a six inch diameter or larger at four feet from the ground. Up to 2 additional trees may be removed if a qualified individual determines that the trees are hazardous, dead or diseased. Construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed.

Monitoring: Department of Planning and Building will verify inclusion of required elements on plans. Building inspector will verify compliance with approved plans.

2. ***Within 90 days of occupancy***, the **three (3)** Monterey pine trees shall be removed as a result of the grading for the driveway and residence and shall be replaced at a 2:1 ratio. A total of **6** Monterey pine trees shall be planted. Any removed dead, diseased or hazardous trees shall be replaced at a 2:1 ratio. Monterey pine replacement trees shall be one gallon saplings grown from the Cambrian stand; *Pinus radiata macrocarpa*.

Monitoring: Department of Planning and Building will verify inclusion of required elements on plans. Building inspector will verify compliance with approved plans.

2-25

3. These newly planted trees shall be maintained until successfully established. This shall include caging from animals (e.g., deer, rodents), periodic weeding and adequate watering (e.g., drip-irrigation system). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used.

Once the replacement trees have been planted, the applicant shall retain a qualified individual (e.g., landscape contractor, arborist, nurseryman, botanist) to prepare a letter stating the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.

Monitoring:	Compliance will be verified by the Department of Planning and Building in consultation with the Environmental Coordinator.
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4. All trees bordering the proposed project that are to remain shall be marked for protection (e.g., with flagging) and their root zone fenced, if possible, prior to any grading. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil.

Monitoring:	Building inspector will verify compliance with approved plans.
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The applicant understands that any changes made to the project description subsequent to this environmental determination must be reviewed by the Environmental Coordinator and may require a new environmental determination for the project. By signing this agreement, the owner(s) agrees to and accepts the incorporation of the above measures into the proposed project description.

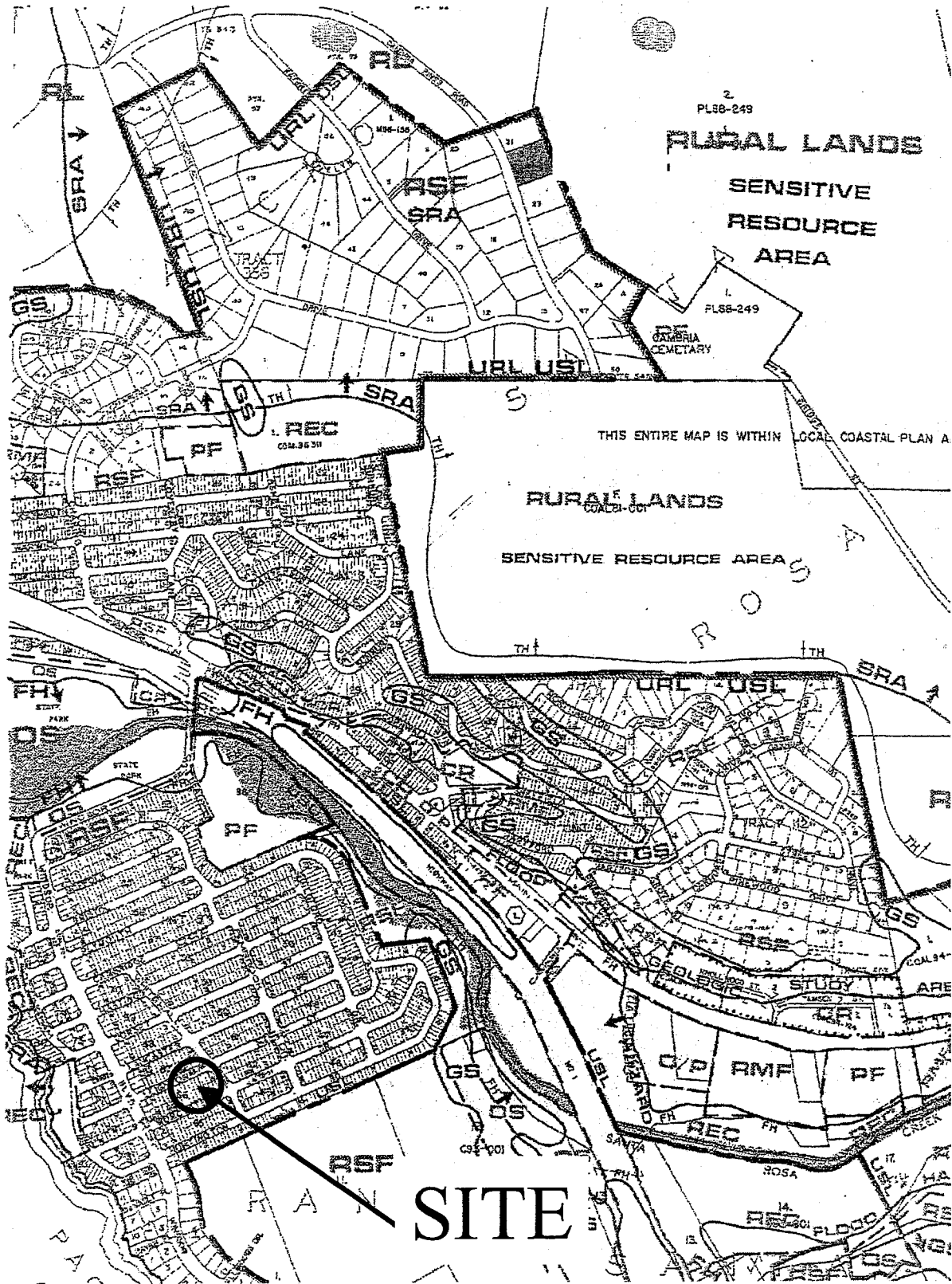
Brian D. Blakeley
Signature of Owner(s)

3/8/01
Date

BRIAN D. BLAKELEY
Name of Owner - Print

2-26

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

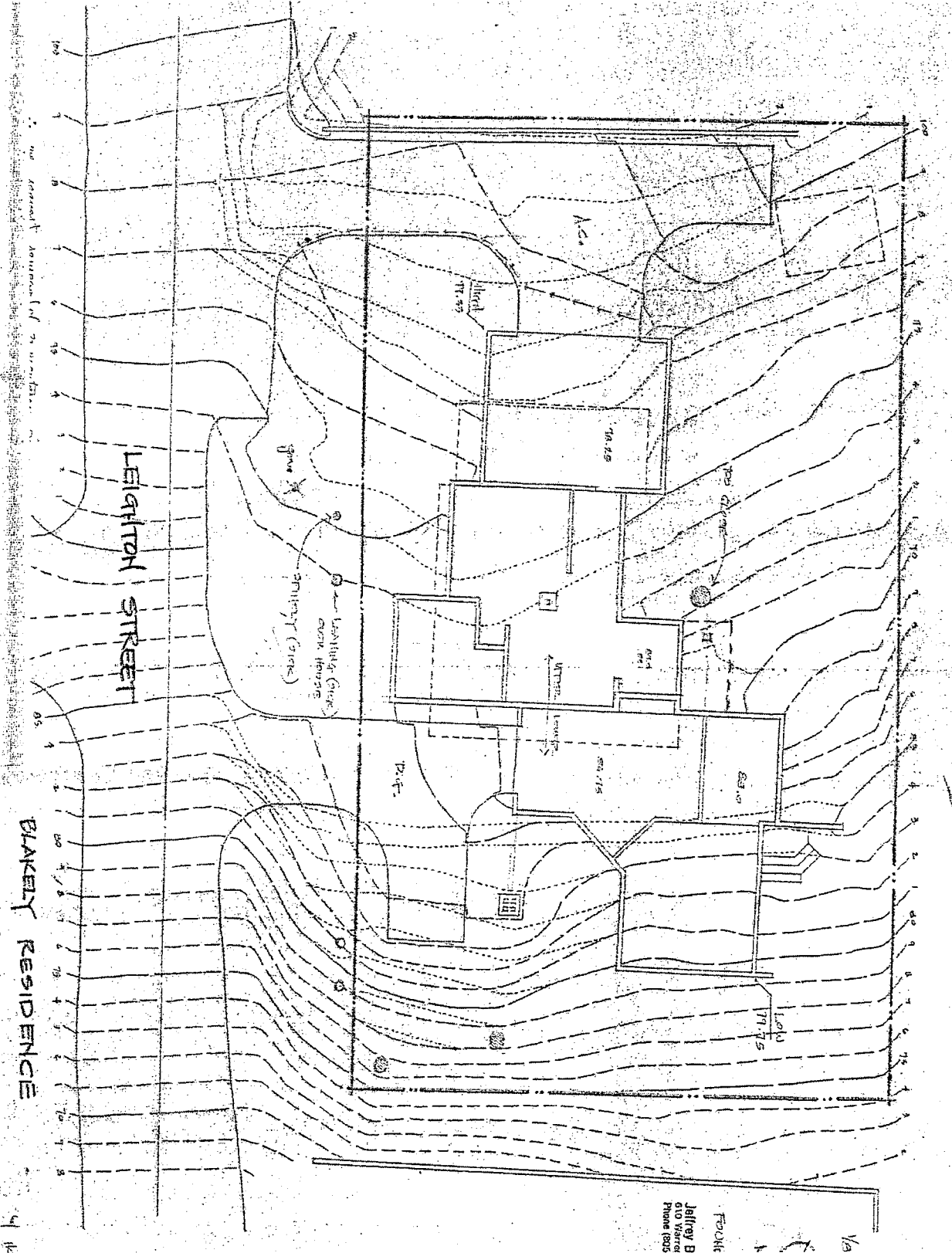
Hearing Officer
Blakely (D990224P)



EXHIBIT

Land Use Category Map

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING



PROJECT

**Hearing Officer
Blakely (D990224P)**



EXHIBIT

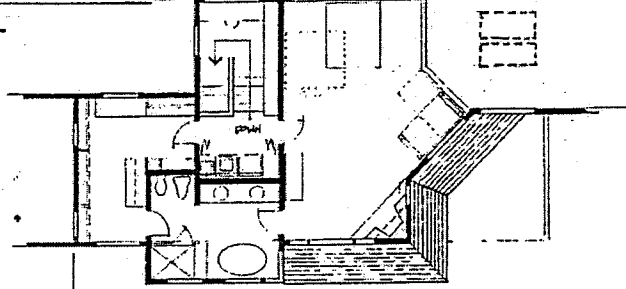
Jeffrey B.
610 Warren
Phone (805)

2-28

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

THIRD FLOOR MASTER SUITE

838 S.F. excl. STAIR

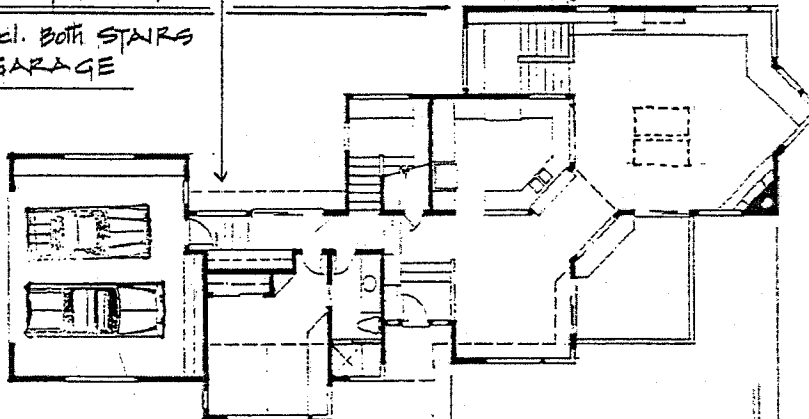


SECOND FLOOR

1672 S.F. incl. BOTH STAIRS

480 S.F. GARAGE

2152 S.F.

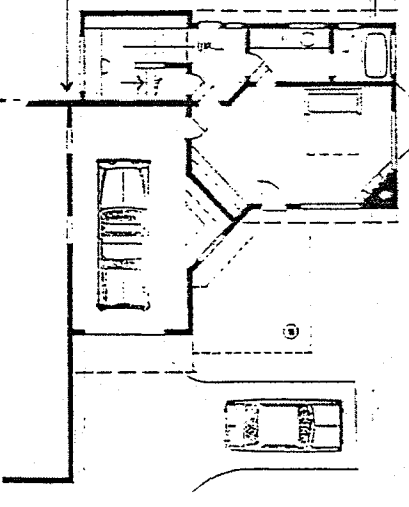


FIRST FLOOR GUEST SUITE

438 S.F. excl. STAIR

337 S.F. GARAGE (CARPORT)

775 S.F.



HOUSE 2948 S.F.

GARAGES 817 S.F.

TOTAL G.S.A. 3765 S.F.

Jeffrey B. Lentz, Architect
610 Warren Road, Cambria, CA 93428
Phone (805) 927-4877 License C-9114

BLAKELY 2-20-00
2nd LEIGHTON 1/16"=1'-0"

PROJECT

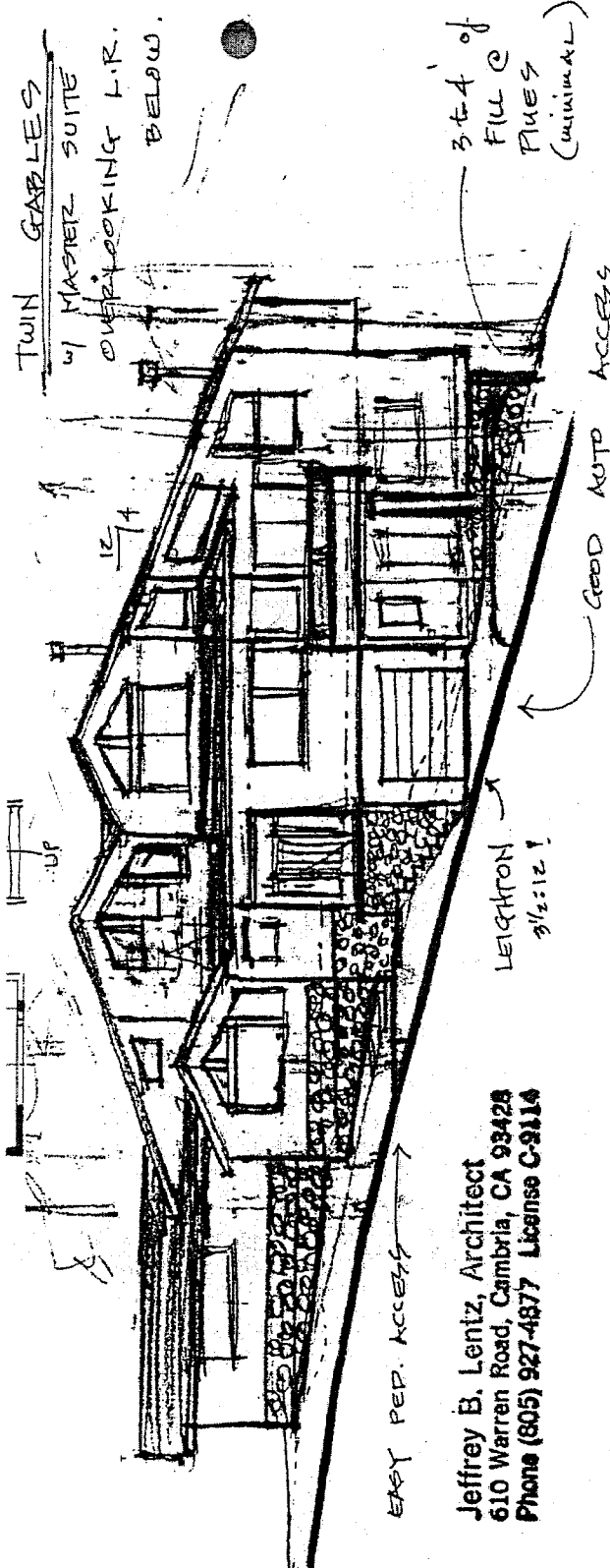
Hearing Officer
Blakely (D990224P)



EXHIBIT

Floor Plans

2-29



Jeffrey B. Lentz, Architect
 610 Warren Road, Cambria, CA 93428
 Phone (805) 927-4877 License C-9114

PROJECT

Hearing Officer
 Blakely (D990224P)



EXHIBIT

Elevation

2-30

TO: SAN LUIS OBISPO COUNTY PLANNING DEPT.

PLEASE EXTEND THE TIME FOR MINOR USE PERMIT
NO. D990224P FOR ONE YEAR.

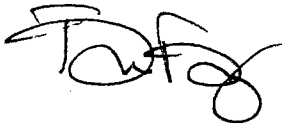
FOR FORIAN & LYSA PLAKELY.

364 LEIGHTON ST.

CAMBRIA, CA 93428

THANK YOU,

FORUCE PEERY, AGENT FOR OWNER



5.31.05

SLO CNTY
PLANNING/BUILDING
DEPT
2005 MAY 31 PM 3:08



CONSENT OF LANDOWNER

San Luis Obispo County Department of Planning and Building

File Nos. _____

I (we) the undersigned owner of record of the fee interest in the parcel of land located at (print address): 364 LEIGHTON ST.
CAMBERIA; identified as Assessor Parcel Number 022 - 311 - 084029 for which a
 construction permit, land use permit, land division, general plan or ordinance amendment, or LAFCo application referral is being filed with the county
 requesting an approval for: SINGLE FAMILY RESIDENCE (specify type of project, for example: addition to a single
 family residence; or general plan amendment), do hereby certify that:

2-31

1. Such application may be filed and processed with my (our) full consent, and that I (we) have authorized BRUCE BEERY
 (print name of agent) to act as my (our) agent in all contacts with the county and to sign for all necessary permits in connection with this matter.
2. I (we) hereby grant consent to the County of San Luis Obispo, its officers, agents, employees, independent contractors, consultants, sub-consultants and their officers, agents, and employees to enter the property identified above to conduct any and all surveys and inspections that are considered appropriate by the inspecting person or entity to process this application. This consent also extends to governmental entities other than the county, their officers, agencies, employees, independent contractors, consultants, sub-consultants, and their officers agents or employees if the other governmental entities are providing review, inspections and surveys to assist the county in processing this application. This consent will expire upon completion of the project.
3. If prior notice is required for an entry to survey or inspect the property. Please contact:
 Print Name: _____
 Print Address: _____
 Daytime Telephone Number: _____
4. I (we) hereby give notice of the following concealed or unconcealed dangerous conditions on the property: NONE

Person or entity granting consent:

Print Name: ERIAN BLAKELY
 Print Address: 364 LEIGHTON ST., CAMBERIA 93428
 Daytime Telephone Number: (805) 927-5791
 Signature of landowner: Brian Blakely Date: 5/26/05

Authorized agent:

Print Name: BRUCE BEERY
 Print Address: P.O. BOX 12, CAMBERIA 93428
 Daytime Telephone Number: 927-7130
 Signature of authorized agent: [Signature] Date: 5.26.05



2.32

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

June 1, 2005

Bruce Beery
Beery Associates
P.O. Box 12
Cambria, CA 93428

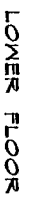
SUBJECT: D990224P - Substantial Conformance

Thank you for the substantial conformance determination request and supporting documentation dated May 31, 2005. The proposed changes include a reduction in building square footage, impermeable surfaces, and site disturbance. Further, development has been concentrated on the more level area of the site. After reviewing the project, it has been determined that the proposed changes are within substantial conformance of Minor Use Permit/Coastal Development Permit D990224P approved on June 18, 2001. If you have any questions regarding this matter please feel free to contact me at 788-4576.

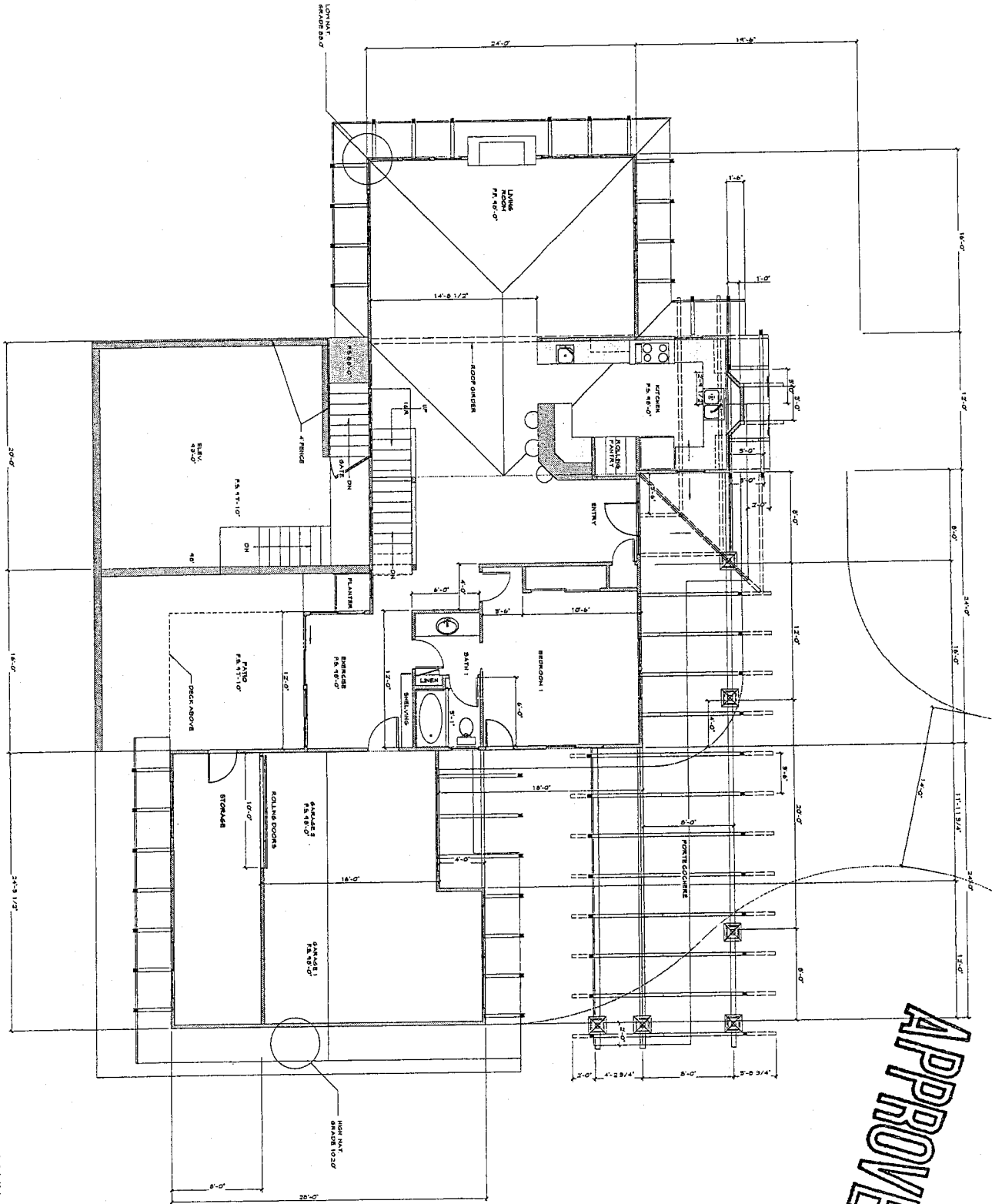
Sincerely,

Martha Neder, AICP
Coastal Planning and Permitting

APPROVED

[illegible]

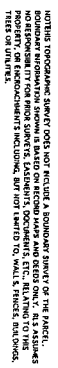
2.34



MAIN FLOOR

SHEET INDEX	
1	COVER SHEET & NOTES
2	FLOOR PLAN
3	SECTION A-A
4	SECTION B-B
5	SECTION C-C
6	SECTION D-D
7	SECTION E-E
8	SECTION F-F
9	SECTION G-G
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11	SECTION I-I
12	SECTION J-J
13	SECTION K-K
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31	SECTION CC-CC
32	SECTION DD-DD
33	SECTION EE-EE
34	SECTION FF-FF
35	SECTION GG-GG
36	SECTION HH-HH
37	SECTION II-II
38	SECTION JJ-JJ
39	SECTION KK-KK
40	SECTION LL-LL
41	SECTION MM-MM
42	SECTION NN-NN
43	SECTION OO-OO
44	SECTION PP-PP
45	SECTION QQ-QQ
46	SECTION RR-RR
47	SECTION SS-SS
48	SECTION TT-TT
49	SECTION UU-UU
50	SECTION VV-VV
51	SECTION WW-WW
52	SECTION XX-XX
53	SECTION YY-YY
54	SECTION ZZ-ZZ
55	SECTION AA-AA
56	SECTION BB-BB
57	SECTION CC-CC
58	SECTION DD-DD
59	SECTION EE-EE
60	SECTION FF-FF
61	SECTION GG-GG
62	SECTION HH-HH
63	SECTION II-II
64	SECTION JJ-JJ
65	SECTION KK-KK
66	SECTION LL-LL
67	SECTION MM-MM
68	SECTION NN-NN
69	SECTION OO-OO
70	SECTION PP-PP
71	SECTION QQ-QQ
72	SECTION RR-RR
73	SECTION SS-SS
74	SECTION TT-TT
75	SECTION UU-UU
76	SECTION VV-VV
77	SECTION WW-WW
78	SECTION XX-XX
79	SECTION YY-YY
80	SECTION ZZ-ZZ
81	SECTION AA-AA
82	SECTION BB-BB
83	SECTION CC-CC
84	SECTION DD-DD
85	SECTION EE-EE
86	SECTION FF-FF
87	SECTION GG-GG
88	SECTION HH-HH
89	SECTION II-II
90	SECTION JJ-JJ
91	SECTION KK-KK
92	SECTION LL-LL
93	SECTION MM-MM
94	SECTION NN-NN
95	SECTION OO-OO
96	SECTION PP-PP
97	SECTION QQ-QQ
98	SECTION RR-RR
99	SECTION SS-SS
100	SECTION TT-TT

APPROVED



AN ALUMINUM ELECTROLYTE OF 0.15% WAS INTRODUCED AS THE CATHODE, & A NICKEL COAT WAS APPLIED TO THE STEEL SURFACE OF THE UNIT.

RLS
RESEARCH
LIVE
PRODUCTS

TOPOGRAPHIC MAP

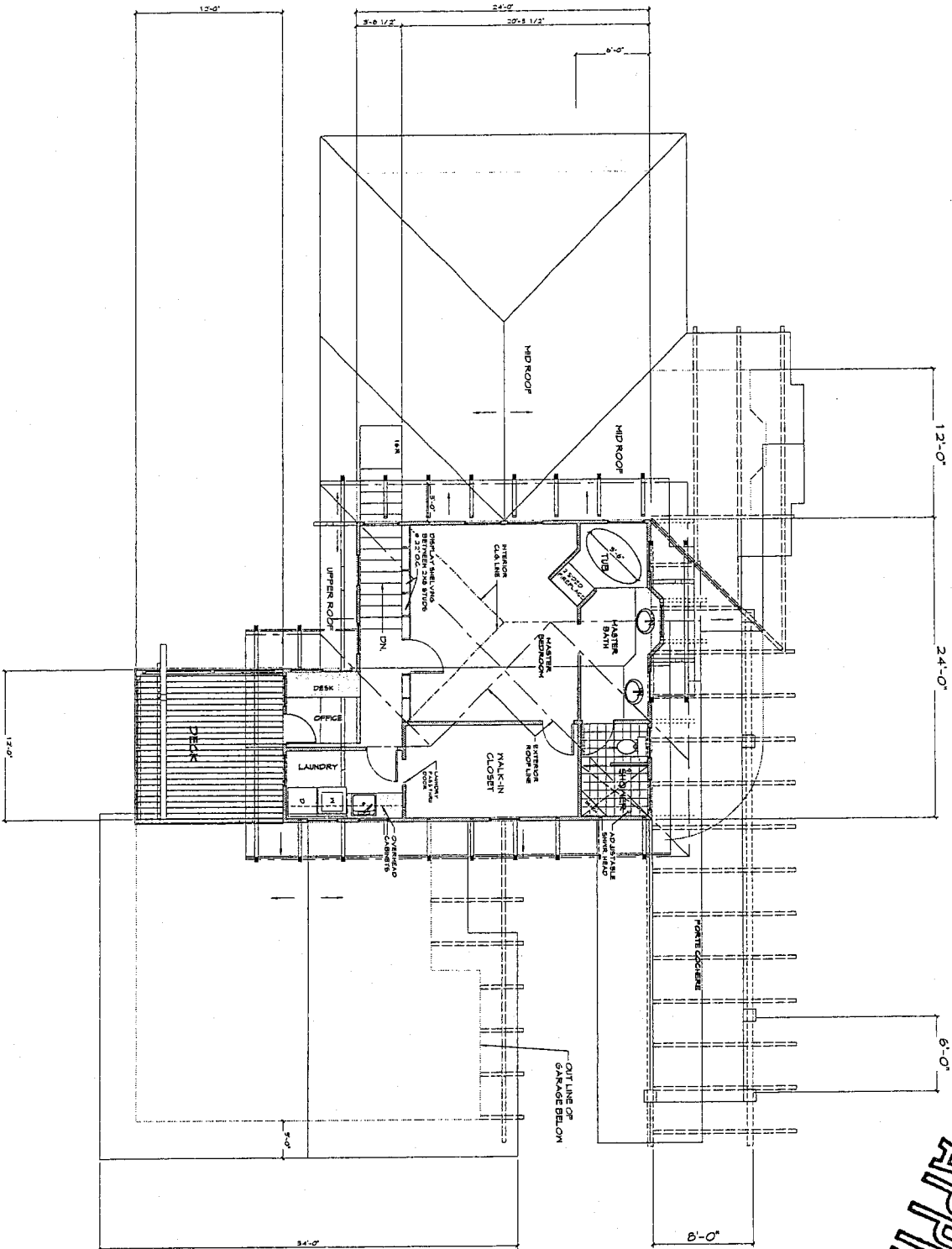
BAKELY RESIDENCE
LOTS 11-15, BLOCK 66, CHU NO. 3
CABRERA, CALIFORNIA

SCALE: 1"=40' DATE: 11/5/96

MC 115-012-1

SHEET INDEX		<p>1 COVER SHEET</p> <p>2 FLOOR PLAN</p> <p>3 FLOOR PLAN</p> <p>4 ELEVATIONS</p> <p>5 SECTION</p> <p>6 SECTION</p> <p>7 SECTION</p> <p>8 SECTION</p> <p>9 SECTION</p> <p>10 SECTION</p> <p>11 SECTION</p> <p>12 SECTION</p> <p>13 SECTION</p> <p>14 SECTION</p> <p>15 SECTION</p> <p>16 SECTION</p> <p>17 SECTION</p> <p>18 SECTION</p> <p>19 SECTION</p> <p>20 SECTION</p> <p>21 SECTION</p> <p>22 SECTION</p> <p>23 SECTION</p> <p>24 SECTION</p> <p>25 SECTION</p> <p>26 SECTION</p> <p>27 SECTION</p> <p>28 SECTION</p> <p>29 SECTION</p> <p>30 SECTION</p> <p>31 SECTION</p> <p>32 SECTION</p> <p>33 SECTION</p> <p>34 SECTION</p> <p>35 SECTION</p> <p>36 SECTION</p> <p>37 SECTION</p> <p>38 SECTION</p> <p>39 SECTION</p> <p>40 SECTION</p> <p>41 SECTION</p> <p>42 SECTION</p> <p>43 SECTION</p> <p>44 SECTION</p> <p>45 SECTION</p> <p>46 SECTION</p> <p>47 SECTION</p> <p>48 SECTION</p> <p>49 SECTION</p> <p>50 SECTION</p> <p>51 SECTION</p> <p>52 SECTION</p> <p>53 SECTION</p> <p>54 SECTION</p> <p>55 SECTION</p> <p>56 SECTION</p> <p>57 SECTION</p> <p>58 SECTION</p> <p>59 SECTION</p> <p>60 SECTION</p> <p>61 SECTION</p> <p>62 SECTION</p> <p>63 SECTION</p> <p>64 SECTION</p> <p>65 SECTION</p> <p>66 SECTION</p> <p>67 SECTION</p> <p>68 SECTION</p> <p>69 SECTION</p> <p>70 SECTION</p> <p>71 SECTION</p> <p>72 SECTION</p> <p>73 SECTION</p> <p>74 SECTION</p> <p>75 SECTION</p> <p>76 SECTION</p> <p>77 SECTION</p> <p>78 SECTION</p> <p>79 SECTION</p> <p>80 SECTION</p> <p>81 SECTION</p> <p>82 SECTION</p> <p>83 SECTION</p> <p>84 SECTION</p> <p>85 SECTION</p> <p>86 SECTION</p> <p>87 SECTION</p> <p>88 SECTION</p> <p>89 SECTION</p> <p>90 SECTION</p> <p>91 SECTION</p> <p>92 SECTION</p> <p>93 SECTION</p> <p>94 SECTION</p> <p>95 SECTION</p> <p>96 SECTION</p> <p>97 SECTION</p> <p>98 SECTION</p> <p>99 SECTION</p> <p>100 SECTION</p>
PROJECT DESCRIPTION		<p>1. PROJECT NAME: [REDACTED]</p> <p>2. PROJECT LOCATION: [REDACTED]</p> <p>3. PROJECT OWNER: [REDACTED]</p> <p>4. PROJECT MANAGER: [REDACTED]</p> <p>5. PROJECT START DATE: [REDACTED]</p> <p>6. PROJECT END DATE: [REDACTED]</p> <p>7. PROJECT BUDGET: [REDACTED]</p> <p>8. PROJECT STATUS: [REDACTED]</p> <p>9. PROJECT RISK: [REDACTED]</p> <p>10. PROJECT CHALLENGES: [REDACTED]</p> <p>11. PROJECT SOLUTIONS: [REDACTED]</p> <p>12. PROJECT OUTCOMES: [REDACTED]</p> <p>13. PROJECT LESSONS LEARNED: [REDACTED]</p> <p>14. PROJECT CONTACTS: [REDACTED]</p> <p>15. PROJECT REFERENCES: [REDACTED]</p> <p>16. PROJECT NOTES: [REDACTED]</p> <p>17. PROJECT COMMENTS: [REDACTED]</p> <p>18. PROJECT REVISIONS: [REDACTED]</p> <p>19. PROJECT APPROVALS: [REDACTED]</p> <p>20. PROJECT SIGNATURES: [REDACTED]</p> <p>21. PROJECT DATES: [REDACTED]</p> <p>22. PROJECT TIMES: [REDACTED]</p> <p>23. PROJECT PLACES: [REDACTED]</p> <p>24. PROJECT HEIGHTS: [REDACTED]</p> <p>25. PROJECT WEIGHTS: [REDACTED]</p> <p>26. PROJECT VOLUMES: [REDACTED]</p> <p>27. PROJECT SURFACES: [REDACTED]</p> <p>28. PROJECT MATERIALS: [REDACTED]</p> <p>29. PROJECT TOOLS: [REDACTED]</p> <p>30. PROJECT EQUIPMENT: [REDACTED]</p> <p>31. PROJECT SUPPLIES: [REDACTED]</p> <p>32. PROJECT SERVICES: [REDACTED]</p> <p>33. PROJECT CONTRACTS: [REDACTED]</p> <p>34. PROJECT AGREEMENTS: [REDACTED]</p> <p>35. PROJECT WARRANTIES: [REDACTED]</p> <p>36. PROJECT INSURANCES: [REDACTED]</p> <p>37. PROJECT TAXES: [REDACTED]</p> <p>38. PROJECT FEES: [REDACTED]</p> <p>39. PROJECT PENALTIES: [REDACTED]</p> <p>40. PROJECT BONUSES: [REDACTED]</p> <p>41. PROJECT REWARDS: [REDACTED]</p> <p>42. PROJECT INCENTIVES: [REDACTED]</p> <p>43. PROJECT DISINCENTIVES: [REDACTED]</p> <p>44. PROJECT SANCTIONS: [REDACTED]</p> <p>45. PROJECT REWARDS: [REDACTED]</p> <p>46. PROJECT INCENTIVES: [REDACTED]</p> <p>47. PROJECT DISINCENTIVES: [REDACTED]</p> <p>48. PROJECT SANCTIONS: [REDACTED]</p> <p>49. PROJECT REWARDS: [REDACTED]</p> <p>50. PROJECT INCENTIVES: [REDACTED]</p> <p>51. PROJECT DISINCENTIVES: [REDACTED]</p> <p>52. PROJECT SANCTIONS: [REDACTED]</p> <p>53. PROJECT REWARDS: [REDACTED]</p> <p>54. PROJECT INCENTIVES: [REDACTED]</p> <p>55. PROJECT DISINCENTIVES: [REDACTED]</p> <p>56. PROJECT SANCTIONS: [REDACTED]</p> <p>57. PROJECT REWARDS: [REDACTED]</p> <p>58. PROJECT INCENTIVES: [REDACTED]</p> <p>59. PROJECT DISINCENTIVES: [REDACTED]</p> <p>60. PROJECT SANCTIONS: [REDACTED]</p> <p>61. PROJECT REWARDS: [REDACTED]</p> <p>62. PROJECT INCENTIVES: [REDACTED]</p> <p>63. PROJECT DISINCENTIVES: [REDACTED]</p> <p>64. PROJECT SANCTIONS: [REDACTED]</p> <p>65. PROJECT REWARDS: [REDACTED]</p> <p>66. PROJECT INCENTIVES: [REDACTED]</p> <p>67. PROJECT DISINCENTIVES: [REDACTED]</p> <p>68. PROJECT SANCTIONS: [REDACTED]</p> <p>69. PROJECT REWARDS: [REDACTED]</p> <p>70. PROJECT INCENTIVES: [REDACTED]</p> <p>71. PROJECT DISINCENTIVES: [REDACTED]</p> <p>72. PROJECT SANCTIONS: [REDACTED]</p> <p>73. PROJECT REWARDS: [REDACTED]</p> <p>74. PROJECT INCENTIVES: [REDACTED]</p> <p>75. PROJECT DISINCENTIVES: [REDACTED]</p> <p>76. PROJECT SANCTIONS: [REDACTED]</p> <p>77. PROJECT REWARDS: [REDACTED]</p> <p>78. PROJECT INCENTIVES: [REDACTED]</p> <p>79. PROJECT DISINCENTIVES: [REDACTED]</p> <p>80. PROJECT SANCTIONS: [REDACTED]</p> <p>81. PROJECT REWARDS: [REDACTED]</p> <p>82. PROJECT INCENTIVES: [REDACTED]</p> <p>83. PROJECT DISINCENTIVES: [REDACTED]</p> <p>84. PROJECT SANCTIONS: [REDACTED]</p> <p>85. PROJECT REWARDS: [REDACTED]</p> <p>86. PROJECT INCENTIVES: [REDACTED]</p> <p>87. PROJECT DISINCENTIVES: [REDACTED]</p> <p>88. PROJECT SANCTIONS: [REDACTED]</p> <p>89. PROJECT REWARDS: [REDACTED]</p> <p>90. PROJECT INCENTIVES: [REDACTED]</p> <p>91. PROJECT DISINCENTIVES: [REDACTED]</p> <p>92. PROJECT SANCTIONS: [REDACTED]</p> <p>93. PROJECT REWARDS: [REDACTED]</p> <p>94. PROJECT INCENTIVES: [REDACTED]</p> <p>95. PROJECT DISINCENTIVES: [REDACTED]</p> <p>96. PROJECT SANCTIONS: [REDACTED]</p> <p>97. PROJECT REWARDS: [REDACTED]</p> <p>98. PROJECT INCENTIVES: [REDACTED]</p> <p>99. PROJECT DISINCENTIVES: [REDACTED]</p> <p>100. PROJECT SANCTIONS: [REDACTED]</p>
FINISHED FLOORS		<p>1. FLOOR 1: [REDACTED]</p> <p>2. FLOOR 2: [REDACTED]</p> <p>3. FLOOR 3: [REDACTED]</p> <p>4. FLOOR 4: [REDACTED]</p> <p>5. FLOOR 5: [REDACTED]</p> <p>6. FLOOR 6: [REDACTED]</p> <p>7. FLOOR 7: [REDACTED]</p> <p>8. FLOOR 8: [REDACTED]</p> <p>9. FLOOR 9: [REDACTED]</p> <p>10. FLOOR 10: [REDACTED]</p> <p>11. FLOOR 11: [REDACTED]</p> <p>12. FLOOR 12: [REDACTED]</p> <p>13. FLOOR 13: [REDACTED]</p> <p>14. FLOOR 14: [REDACTED]</p> <p>15. FLOOR 15: [REDACTED]</p> <p>16. FLOOR 16: [REDACTED]</p> <p>17. FLOOR 17: [REDACTED]</p> <p>18. FLOOR 18: [REDACTED]</p> <p>19. FLOOR 19: [REDACTED]</p> <p>20. FLOOR 20: [REDACTED]</p> <p>21. FLOOR 21: [REDACTED]</p> <p>22. FLOOR 22: [REDACTED]</p> <p>23. FLOOR 23: [REDACTED]</p> <p>24. FLOOR 24: [REDACTED]</p> <p>25. FLOOR 25: [REDACTED]</p> <p>26. FLOOR 26: [REDACTED]</p> <p>27. FLOOR 27: [REDACTED]</p> <p>28. FLOOR 28: [REDACTED]</p> <p>29. FLOOR 29: [REDACTED]</p> <p>30. FLOOR 30: [REDACTED]</p> <p>31. FLOOR 31: [REDACTED]</p> <p>32. FLOOR 32: [REDACTED]</p> <p>33. FLOOR 33: [REDACTED]</p> <p>34. FLOOR 34: [REDACTED]</p> <p>35. FLOOR 35: [REDACTED]</p> <p>36. FLOOR 36: [REDACTED]</p> <p>37. FLOOR 37: [REDACTED]</p> <p>38. FLOOR 38: [REDACTED]</p> <p>39. FLOOR 39: [REDACTED]</p> <p>40. FLOOR 40: [REDACTED]</p> <p>41. FLOOR 41: [REDACTED]</p> <p>42. FLOOR 42: [REDACTED]</p> <p>43. FLOOR 43: [REDACTED]</p> <p>44. FLOOR 44: [REDACTED]</p> <p>45. FLOOR 45: [REDACTED]</p> <p>46. FLOOR 46: [REDACTED]</p> <p>47. FLOOR 47: [REDACTED]</p> <p>48. FLOOR 48: [REDACTED]</p> <p>49. FLOOR 49: [REDACTED]</p> <p>50. FLOOR 50: [REDACTED]</p> <p>51. FLOOR 51: [REDACTED]</p> <p>52. FLOOR 52: [REDACTED]</p> <p>53. FLOOR 53: [REDACTED]</p> <p>54. FLOOR 54: [REDACTED]</p> <p>55. FLOOR 55: [REDACTED]</p> <p>56. FLOOR 56: [REDACTED]</p> <p>57. FLOOR 57: [REDACTED]</p> <p>58. FLOOR 58: [REDACTED]</p> <p>59. FLOOR 59: [REDACTED]</p> <p>60. FLOOR 60: [REDACTED]</p> <p>61. FLOOR 61: [REDACTED]</p> <p></p>

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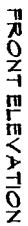


UPPER FLOOR

APPROVED

SHEET INDEX	
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374	372ND FLOOR PLAN
375	373RD FLOOR PLAN
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453	451ST FLOOR PLAN
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469	467TH FLOOR PLAN
470	468TH FLOOR PLAN

APPROVED

5-12-05

Architectural drawing of a house showing a cross-section and a side elevation. The cross-section shows the interior layout with rooms labeled: PORCH, HALL, LIVING ROOM, KITCHEN, BATH, BEDROOM, and PORCH. Dimensions are provided for various parts of the house, including room sizes and overall dimensions. The side elevation shows the exterior of the house with a gabled roof and a chimney. Dimensions are provided for the roof pitch, eaves, and overall height.

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